

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 13, 1971
March 17, 1971

Appeal No. 10655 National Children Center, Inc., appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of January 19 and March 23, 1971.

EFFECTIVE DATE OF ORDER - May 21, 1971

ORDERED:

That the appeal for permission to erect new building for existing philanthropic organization (school and home for retarded children) at 6200 - 2nd Street, NW., Lot 54, Square 3341, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The property is currently being used as a school and home for retarded children, a philanthropic use.
3. The appellant proposes to erect a new building as an addition to the existing school and home for retarded children (See Exhibits No. 2 and 19).
4. The proposed addition is necessary because the existing school and home will absorb the pilot school (a school for the blind and multiple handicapped children).
5. The proposed addition will be used for classrooms. There will be additional parking as shown on Exhibits No. 14 and 15.
6. The National Capital Planning Commission at its meeting on March 4, 1971 recommended its approval of this appeal. (See Exhibit No. 18).
7. Opposition to the granting of this appeal was registered at the public hearing. There are letters of opposition on record to the granting of this appeal.

OPINION:

We are of the opinion that the use of the subject property as a school is not likely to become objectionable to neighboring property because of noise, traffic, number of students and other objectionable conditions, and that the proposed addition will have no detrimental affect on the neighboring property.

We further conclude that the requested relief can be granted without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

This Order shall be subject to the following conditions:

[a] The material to be used in the proposed addition shall resemble as nearly as possible the color and texture of the material of the main building.

[b] That the construction of the new classroom building be in accordance with the plans and specifications submitted to the Board of Zoning Adjustment and that any substantial deviation in the plans and specifications shall first be approved by the Board of Zoning Adjustment.

[c] There shall be a landscaping plan developed for the site.

[d] The addition of additional landscaping as recommended by the National Capital Planning Commission.

[e] Inclusion of seventeen (17) on-site parking spaces.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____

PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.